

REPORT TO THE BOARD OF SUPERVISORS

PLANNING AND ZONING HEARING DATE: September 7, 2006

BOARD OF SUPERVISORS HEARING DATE: October 4, 2006

CASE NO: Z2005139

DISTRICT NO: 3

REQUEST: Major Amendment to a Precise Plan of Development for a commercial retail and office center in the C-2 CUPD zoning district

ACREAGE: Approx. 5.81 gross acres

LOCATION: Southeast of the southeast corner of Carefree Hwy. & 7th St. (in the north Phoenix/ Desert Hills area)

EXISTING ZONING: C-2 CUPD

**SURROUNDING
ZONING:** Rural-43; C-S PD

PROPOSED USE: Commercial retail and office center

CONFORMANCE WITH ADOPTED PLANS:

County Plan: The County Area Plan designates the site for Commercial uses. The use is in concert with the County Area Plan.

City/Town Plan: The City of Phoenix General Plan designates the site for Large-Lot Residential uses (O-2 d.u./ac.). The use is not in concert with the City's Plan.

**MUNICIPAL
COMMENTS:** The City indicated lack of support for the proposed use due to capacity issues with the current wastewater

solution. Additionally, the City had several recommendations in terms of design issues relating to dumpster location, location of retention areas, parking and lighting. (Letter attached)

**SUPPORT/
OPPOSITION:**

The New River / Desert Hills Community Association and District 3 Advisory Committee do not support the request for the freestanding sign.

**STAFF
RECOMMENDATION:**

DENY

**COMMISSION
RECOMMENDATION:**

DENY (by unanimous vote)